



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

SUMMARY OF MINUTES

Thursday, April 9, 2015,
4th Floor Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701

1. Call to Order / Roll Call:

Meeting called to session at 1:04 PM

Commissioners: Terry Majewski (Chair), Arthur Stables, Sharon Chadwick, Helen Erickson, Jim Sauer, Patsy Waterfall

Staff: Michael Taku, Alexandra Hines (PDSD), Jonathan Mabry, Jennifer Levstik (OIP)

2. Approval of Legal Action Report and Summary of Minutes of 3-26-15

Motion by Commissioner Waterfall to approve the Legal Action Report and Summary of Minutes of 3-26-15. Motion seconded by Commissioner Erickson.

Motion passed. Vote 6-0.

3. Courtesy Review Cases

a. Grant Road Realignment Project - Abramovitz - Information and Update.

Beth Abramovitz was not present. No discussion was held.

b. Fox Tucson Theatre - Restore Historic Mural in the Lobby - 17 W Congress St.

Staff Mabry provided background of the Fox Theatre mural. The mural in the lobby is historic, but not original. The mural was damaged by water from a roof leak. The Fox Theatre looked to Gloria Giffords for formal

recommendation on how to restore. At the time there was insufficient funding for the restoration, but currently looking for a qualified artist interested in doing the restoration mural.

c. Five Points Artwork - Update.

Artist Luis Mena, along with Mary Ellen Wooten (Tucson-Pima Arts Council) and Jesse Soto (TDOT), provided an update on the Five Points Artwork. Chair Majewski asked about the project schedule. Mr. Mena reported the project to be in final design for engineering.

Motion by Commissioner Erickson to recommend continued progress of the project and to provide T-PCHC PRS with updates. Seconded by Commissioner Sauer.

Motion passed. Vote 6-0.

d. Valley of the Moon - Adobe Building Repairs [Pending HL Designation] - The Frank and Rose House - 2544 E Allen Rd.

Demion Clinco presented the site conditions of the Valley of the Moon. Commissioner Chadwick thanked Mr. Clinco for providing such document.

Motion by Commissioner Chadwick to recommend the site conditions document from the Valley of the Moon set an example for future work and provide consistency for Historic Landmark documentation. Seconded by Commissioner Stables.

Motion passed. Vote 6-0.

4. Historic Preservation Zone Review Cases

a. HPZ-15-12 - Leshefka - Partial Demolition/New Construction - 522 S Meyer Ave. (Barrio Historico)

Staff Taku read the Barrio Historico Historic Advisory Board Legal Action Report motions from February and March into the record.

Applicant Joel Leshefka presented the proposal and the research conducted regarding its modification over time. Mr. Leshefka noted that the home would be more comfortable with a correct head height.

Staff Mabry noted that the structure is contributing and the proposal would not hinder the contributing status.

Commissioner Sauer does not have concerns with raising the roof height. Commissioner Sauer was concerned that the proposal might create a false sense of history by proposing the same door and window as the

principal door and window. For a difference between the secondary openings to the principal openings, Commissioner Stables suggested minimizing the trim so as not to match the historic door and window.

Motion by Commissioner Stables to recommend approval of proposal as presented with qualification to reduce the trim around the secondary window and secondary door on the street elevation (East elevation) and to modify the roofline as shown on the revised plan. Seconded by Commissioner Erickson.

Motion passed. Vote 6-0.

5. Rio Nuevo District Review Cases

- a. **RND-15-08** – Downtown Community Theaters and Historic Cultural Landscape – Renovation of the TCC Leo Rich Theater, Music Hall, Theater, and Eckbo Landscape – 260 S. Church Avenue.

Elaine Becherer was not present. No discussion was held.

6. Section 106 Programmatic Agreement Compliance Review

Compass Affordable Housing / Downtown Motor Apartments LLC – Downtown Motor Apartments - 383 South Stone Avenue – Proposed partial demolition of existing structure (listed as a contributing property to the Armory Park National Register Historic District) and new construction of an affordable housing apartment complex. (Armory Park – Outside HPZ Boundary) – Discussion/Action.

Staff Mabry provided a summary of the meeting with the consulting parties held April 9th.

7. Current Issues for Information/Discussion:

- a. Minor Reviews

Five minor reviews conducted on Friday, April 10, 2015 with a follow-up on Tuesday, April 14, 2015.

- b. Appeals

Nothing at this time.

- c. Zoning Violations

Staff continues to assist on abatement of violations in the historic districts.

8. **Call to the Audience**

No one to speak.

9. **Future Items**

Commissioner Chadwick requested to agendaize the Grant Road Realignment Project to discuss building material reuse and the demolition process .

10. **Adjournment**

Meeting adjourned at 2:36 p.m.